023.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,100 / 940,100
					USE VALUE:	940,100 / 940,100
					ASSESSED:	940,100 / 940,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	COTTAGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN HANS T & LIPING
Owner 2:	
Owner 3:	
Street 1:	35 RIPLEY ST
Street 2:	UNIT 1
Twn/City:	MALDEN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02148 Type:

PREVIOUS OWNER

Owner 1:	LIANG CHIN SHOU -
Owner 2:	LIANG SAN YING LO -
Street 1:	9 COTTAGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1971, having primarily Aluminum Exterior and 2746 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	484,800	500	454,800	940,100
Total Card	0.114	484,800	500	454,800	940,100
Total Parcel	0.114	484,800	500	454,800	940,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.40 /Parcel: 342.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15539
GIS Ref
GIS Ref
Insp Date 08/23/16

!1937!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	484,800	500	4,950.	454,800	940,100		Year end	12/23/2021
2021	104	FV	463,000	500	4,950.	454,800	918,300		Year End Roll	12/10/2020
2020	104	FV	463,000	500	4,950.	454,800	918,300	918,300	Year End Roll	12/18/2019
2019	104	FV	372,300	500	4,950.	483,200	856,000	856,000	Year End Roll	1/3/2019
2018	104	FV	372,300	500	4,950.	352,500	725,300	725,300	Year End Roll	12/20/2017
2017	105	FV	389,700	500	4,950.	307,000	697,200	697,200	Year End Roll	1/3/2017
2016	105	FV	389,700	500	4,950.	261,500	651,700	651,700	Year End	1/4/2016
2015	105	FV	357,200	500	4,950.	255,800	613,500	613,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:49:14

LAST REV

Date	Time
11/16/21	10:37:14
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1937

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANG CHIN SHOU	67542-179		6/30/2016		720,000	No	No		
DUGGAN EUGENE L	31003-204		12/28/1999		369,800	No	No		
BRANCO COSMO	24475-260		4/22/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	15539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2015	437	Re-Roof	6,200					

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2021	Mail Update	JO	Jenny O
8/23/2016	Measured	DGM	D Mann
8/23/2016	Permit Visit	DGM	D Mann
6/1/2015	Permit Insp	PC	PHIL C
4/27/2009	Meas/Inspect	189	PATRIOT
6/14/2000	MLS		
9/30/1999	Mailer Sent		
9/30/1999	Measured	263	PATRIOT
8/10/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.3	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10891604
Const Adj.:	1.01757491
Adj $ / SQ:	203.113
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685720
Depreciation:	200916
Depreciated Total:	484804

COMMENTS

EST BMT APT 3 DOORBELLS (SIDE). 2 SINKS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

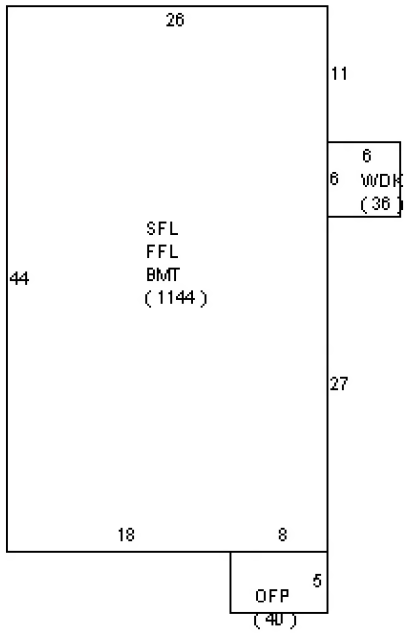
No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	203.11
Special Features:	0	Val/Su Net:	138.20
Final Total:	484800	Val/Su SzAd	211.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	79.210	90,621
FFL	First Floor	1,144	203.110	232,361
SFL	Second Floor	1,144	203.110	232,361
OFP	Open Porch	40	44.770	1,791
WDK	Deck	36	16.280	586

Net Sketched Area:	3,508			Total:	557,720
Size Ad	2288	Gross Area	3508	FinArea	2746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						
19	Patio	D	Y	1	16X8	A	AV	1980	5.18	T	31.2	104			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500